

# FOR SALE

## OFFICE, WAREHOUSE

34 43RD AVE SW | CEDAR RAPIDS, IA



**CHRISTINA AXVIG**

REALTOR

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Licensed in the State of Iowa

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**COLDWELL BANKER**  
**COMMERCIAL**  
**HEDGES REALTY**

5408 Blairs Forest Way NE  
Cedar Rapids, IA | 52402

Buyer to verify all information  
Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT  
Each office is independently owned and operated.

# PROPERTY SUMMARY

## THE SUMMARY

ADDRESS: 34 43rd Ave SW | Cedar Rapids, IA | 52404

GROSS SQUARE FEET: 22,520

PRICE: \$1,300,000

ACRES: 1.72

## THE DETAILS

### WAREHOUSE 1:

- 7,200sf pole frame
- Built 1979
- No heat
- 16' sidewall
- 14' overhead door

### WAREHOUSE 2:

- 6,350sf pole frame
- Built 1979
- No heat
- 16' sidewall
- 14' overhead door

### WAREHOUSE 3:

- 3,990sf pole frame
- Built 1968
- No heat
- 16' sidewall
- 14' overhead door

### WAREHOUSE 4:

- 2,880sf steel frame
- Built 1968
- 3-phase power heat
- 12' sidewall
- 10' overhead door

- (3) loading docks off 43rd Ave

### OFFICE BUILDING:

- 2,100sf
- Built 2018
- Can add additional offices within or west of building



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# PROPERTY PHOTOS



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# AERIAL MAP




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# LOCATION




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